

# williams estates



**Joanville Gwespwr, Flintshire, CH8 9JS**

**£430,000**

 5  2  2  F

**EPC - F30**

**Council Tax Band - F Tenure - Freehold**



## SUMMARY

Situated on approx 1/3 of an acre, in the stunning village of Gwespyr, this detached family home is perfect for entertaining guests and enjoys unspoilt views of the Coastline, Wirral and beyond. Comprising of five good sized bedrooms, kitchen, dining room, large lounge, conservatory, bathroom and shower room. Benefitting from a dressing room off bedroom one, boiler room, ample off-road parking, uPVC double glazing, central heating and large gardens. Internal viewing is highly recommended to fully appreciate!





## Accommodation

Via a uPVC double glazed decorative door leading into:

### Entrance Porch

Having lighting, shoe storage, coat hanging and a timber framed door off leading into:

### Entrance Hall

Being a good size, having lighting, power points, radiator, stairs to first floor landing and doors off.

### Lounge

24'8" x 11'0" (7.53m x 3.37m )

Having lighting, power points, radiators, complementary multi-fuel burner, uPVC double glazed bay window to the front, uPVC double glazed patio door giving access to the conservatory.

### Conservatory

14'8" x 9'5" ( 4.49m x 2.89m )

Having uPVC double glazed windows to the rear, uPVC double glazed patio door giving access to the outside, lighting and having beautiful views out towards Talacra, North Wales coastline and the Wirral.

### Dining Room

12'6" x 10'11" (3.83m x 3.34m)

Having lighting, power points, radiator, uPVC double glazed window onto the rear and a door off into the kitchen.

### Kitchen

13'7" x 10'11" (4.15m x 3.33m )

Comprising of wall, drawer and base units with complementary worktop over, sink and drainer with a telephonic tap over, integrated four ring induction hob, Bosch extractor hood over, wine cooler, integrated oven with heat tray, radiator, lighting, power points, integrated fridge freezer, void for washing machine, void for free standing dishwasher, uPVC double glazed window onto the front, uPVC double glazed window onto the side and a uPVC double glazed patio door giving access to the side patio.

### W.C.

Having low flush W.C. and lighting.

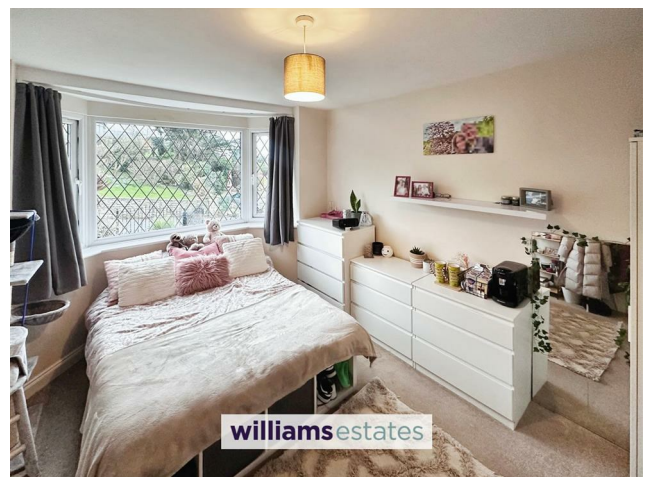
### Stairs to First Floor Landing

Being light and airy, having power points, loft access hatch, lighting and doors off.

### Bedroom Two

13'5" x 11'0" (4.10m x 3.37m )

Having lighting, power points, radiator, store cupboard and a uPVC double glazed window onto the front.







#### Bedroom Four

10'11" x 10'9" (3.35m x 3.29m)

Having lighting, power points, radiator and a uPVC double glazed window enjoying un-spoilt views.

#### Bedroom Three

12'11" x 10'0" (3.94m x 3.05m )

Having lighting, power points, radiator and a uPVC double glazed bay window onto the front elevation.

#### Bedroom Five

7'4" 6'11" (2.26m 2.11m)

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation.

#### Shower Room

7'7" x 5'9" (2.32m x 1.77m )

Comprising of a low flush W.C., walk in shower enclosure with a wall mounted shower head, hand-wash basin with a mixer tap over, wall mounted heated towel rail, lighting and a uPVC double glazed window onto the rear also enjoying un-spoilt views over the North Wales coastline and the Wirral.

#### Bathroom

11'1" x 7'5" (3.38m x 2.28m )

Comprising of low flush W.C., freestanding bath with mixer tap over, hand-wash basin with stainless steel mixer tap over, partially tiled walls, lighting, uPVC double glazed window onto the rear, enjoying un-spoilt views over the North Wales coastline and the Wirral.

#### Stairs to the Lower Level

Accessed via a timber door off the hallway leading into:

#### Utility

11'9" x 5'11" (3.60m x 1.82m )

Could be used as a kitchenette, having lighting, power points, base units with worktop over, sink with stainless steel mixer tap over and an opening into:

#### Bedroom One

23'6" (max) x 11'1" (7.17m (max) x 3.40m )

This measurement incorporates a walk in wardrobe, having lighting, power points, radiator, uPVC double glazed window onto the rear and a boiler room off.

#### Boiler Room

11'0" x 9'6" (3.37m x 2.92m )

Housing the hot water tank and boiler, lighting, power points and being a great space for an extra storage facility





### Walk in Dressing Room

7'3" x 6'7" (2.23m x 2.01m )

Having lighting and being an excellent space for storage.

### Outside

Property is approached via Wrought Iron gates leading onto a paved driveway providing ample space for off road parking, front garden being tiered and low maintenance with slated areas and a variety of trees.

Rear Garden - Being a very good size being situated on a third of an acre, bound by timber fencing and also mature hedging, enjoying a sunny aspect all day long, beautiful views of the NorthWales coastline, housing the gas tank, mixed areas - some being laid to lawn, some being laid to slate and an area that is paved which is ideal for outdoor dining.

### Directions

Proceed from the Prestatyn office onto Gronant Road and continue to the T junction turning right onto the Coast Road and continue along through Gronant and onto the expressway passing Lobitos garage on the left. Turn right signposted Gwespyr and continue up the hill, the property can be found on the right hand side.

### Additional Notes

Local Primary School - Gronant County Primary School 2.4miles

Local High School - Prestatyn High School - 4.5 miles

Doctors - Ffynngroyw Surgery - 1.8 miles

A55 Expressway - 6.5 miles



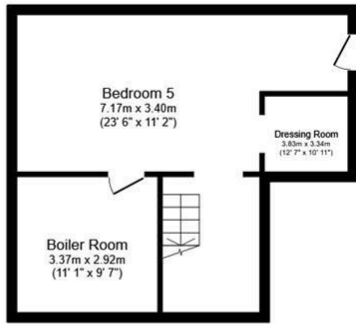






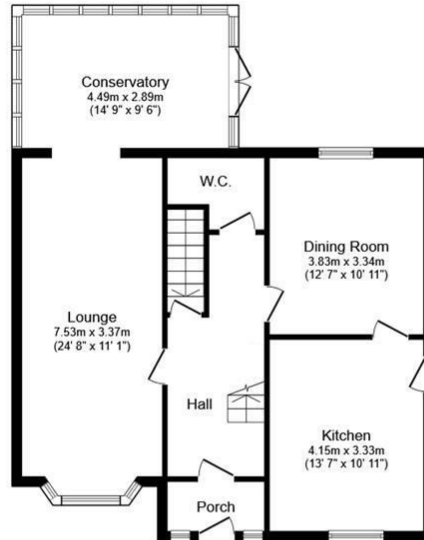






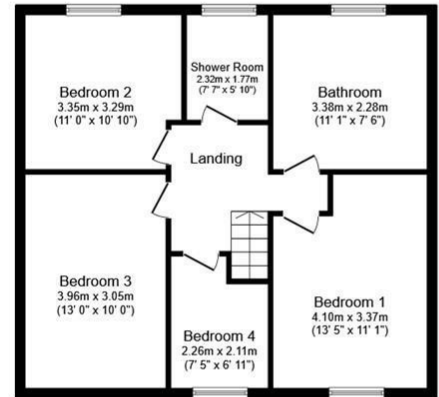
## Basement

Floor area 40.4 sq.m. (435 sq.ft.)



## Ground Floor

Floor area 81.2 sq.m. (874 sq.ft.)



## First Floor

Floor area 70.3 sq.m. (757 sq.ft.)

**TOTAL: 191.8 sq.m. (2,065 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>30</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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